FILE BOX 19B

WARRANTY DEED

STATE OF TENNESSEE 01-7-19-D
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Amy C. Johnston
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF July, 2001

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102,

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AMY C. JOHNSTON (NAME)	AFFORDABLE FUNDING (NAME)	MAP 061-07
1106 Kenwood Drive (ADDRESS)	553-D Pylon Drive (ADDRESS)	PARCEL 291
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Raleigh, NC 27606 (CITY) (STATE) (ZIP)	F.B.#:15DZ-23600

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, EDWINA D. MANNING, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO AMY C. JOHNSTON, UNMARRIED AND DOUG IBSON, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 4 and the westerly 40 feet of Lot No. 5 of Block "B" on the Map of Jackson Park, Section I, as of record in Book 843, Page 17, said Register's Office, and described as follows, to-wit.

BEGINNING at a point in the southerly margin of Kenwood Drive at the common corner of Lots Nos. 1 and 4; thence, with the line between said lots along the East line of Lot No. 2 southwardly 220 feet 8 inchess to a point; thence, along the South line of Lots Nos. 4 and 5 eastwardly 103 feet, more or less, to a point; thence, northwardly 170 feet, more or less, to a point in the southerly margin of Kenwood Drive; thence, with the margin of the same, in a westerly direction around a curve 111 feet 10 inches, more or less, to the point of BEGINNING.

BEING the same property conveyed to James G. Manning and wife, Edwina D. Manning, by Deed from Rose Warner Briggs, unmarried, of record in Book 4348, Page 113, Register's Office for Davidson County, Tennessee. The said James G. Manning having since died.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Davidson County DEEDWARR
Recvd: 07/17/01 12:36 2pgs
Fees:13.00 Taxes:444.00

20010717-0075718

unimproved ( )
This is improved (X) property, known as 1106 Kenwood Drive, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 12th day of July, 2001

Edwina D. Manning
EDWINA D. MANNING

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named EDWINA D. MANNING, UNMARRIED

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this 12th day of July, 2001.

Commission expires May 28, 2003

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My commission expires _____

Notary Public